011.A	0001	0413.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	459,700	/	459,700
USE VALUE:	459,700	/	459,700
ASSESSED:	459,700	/	459,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 413

Owner 1:	BARSOUM GERARD R
Owner 2:	
Owner 3:	
Street 1:	60 PLEASANT ST UNIT 413
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARSOUM BERJ/CLAUDE -
Owner 2:	-
Street 1:	14 SANDRICK RD
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	459,700			459,700
Total Card	0.000	459,700			459,700
Total Parcel	0.000	459,700			459,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.65 | /Parcel: 509.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	149379
GIS Ref	
GIS Ref	
Insp Date	10/11/17

!1120!

PREVIOUS ASSESSMENT

Parcel ID: 011.A-0001-0413.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	446,400	0	.		446,400	446,400	Year End Roll	12/18/2019
2019	102	FV	376,300	0	.		376,300	376,300	Year End Roll	1/3/2019
2018	102	FV	309,900	0	.		309,900	309,900	Year End Roll	12/20/2017
2017	102	FV	287,700	0	.		287,700	287,700	Year End Roll	1/3/2017
2016	102	FV	287,700	0	.		287,700	287,700	Year End	1/4/2016
2015	102	FV	258,900	0	.		258,900	258,900	Year End Roll	12/11/2014
2014	102	FV	227,000	0	.		227,000	227,000	Year End Roll	12/16/2013
2013	102	FV	222,500	0	.		222,500	222,500		12/13/2012

PRINT

Date	Time
12/10/20	16:47:37

LAST REV

Date	Time
10/11/17	15:17:50
danam	
1120	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARSOUM BERJ/CL	59224-329		6/4/2012	Family	250,000	No	No		
BARSOUM BERJ/TR	48703-380		12/20/2006	Family	1	No	No		
BARSOUM BERJ &	39635-458		6/20/2003	Family	1	No	No		
	19189-118		7/1/1988		153,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2012	1022	Redo Kit	16,800	C				& BATH / NEW FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	149379
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6031																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	5 - 5 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	V - Very Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	S - Side
Total Units:	
Floor:	4 - 4th Floor
% Own:	0.903699994
Name:	16 - 6031

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28.8	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.16518855
Const Adj.:	1.32625890
Adj $ / SQ:	494.509
Other Features:	35816
Grade Factor:	1.00
NBHD Inf:	1.34000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645697
Depreciation:	185961
Depreciated Total:	459736

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	662.64
Special Features:	0	Val/Su Net:	509.65
Final Total:	459700	Val/Su SzAd	509.65

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	902	494.510	446,047

Net Sketched Area:	902		Total:	446,047	
Size Ad	902	Gross Are	902	FinArea	902

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.A-0001-0413.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	